



18.73 Acres/7.6 Hectares

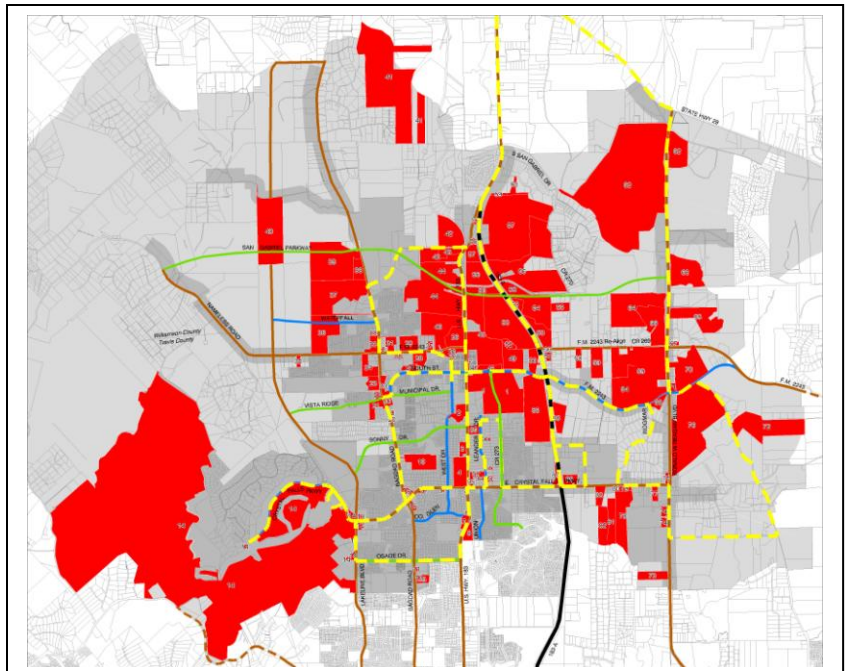
US 183 is 2 miles/3.2 km east

Utilities

Greenfield with Bagdad Road  
frontage

Zoning - Multi-Family-R-1

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**18.73 Acres/7.6 Hectares  
Commons at Vista Ridge**

**Site 21**

<b>Property</b>				
Total Acreage: <b>18.73/7.6 hectares</b>			Map: <b>MAPSCO Austin 2006 Street Guide, pg. 342, Sec. E</b>	
<b>Location</b>				
City: <b>Leander</b>			County: <b>Williamson</b>	
Address/Directions: <b>SW Corner of Vista Ridge Drive and Bagdad Road</b>				
Within City Limits: <b>Yes</b>			Distance from City Limits: <b>Not Applicable</b>	
Distance to US Highways: <b>2 miles/3.2 kilometers</b>			Type of Zoning: <b>R-1 Multi-Family</b>	
Distance to Interstate Highways: <b>12 miles/19.3 km</b>				
<b>General Site Information</b>				
Previous Use of Site: <b>Open Farm Land</b>		General Condition: <b>Excellent</b>		Dimensions: <b>945 x 656 feet/288 x 200 meters</b>
Soil Composition (based upon USDA, Soil Conservation Service, Soil Survey of Williamson County, Issued January of 1983): <b>Denton-Eckrant-Doss: moderately deep, shallow and very shallow, calcareous, clayey, cobbly, and stony soils formed in indurated fractured limestone or limey earths; on uplands with 1 to 5 percent slopes</b>			Shrink/Swell Capacity: <b>High with a high risk of corrosion for uncoated steel and a low risk of corrosion for concrete</b>	
Adjoining Acreage Available: <b>No</b>		Can Site Be Divided: <b>No</b>		Lot Size: <b>Not Applicable</b>
<b>Improvements</b>				
Road Distance to Rail: <b>3 miles/4.8 km east</b>			Name of Railroad: <b>Union Pacific, Southern Pacific, Capital Metro Commuter Rail</b>	
Proximity to Port(s): <b>Three (3) hours to Port of Houston</b>			Other Improvements: <b>Not Applicable</b>	
Fenced: <b>No</b>			Landscaped: <b>No</b>	
Located within an Industrial Park: <b>No</b>			Type of Business: <b>Multi-family</b>	
Deed Restriction(s): <b>Not Applicable</b>			Covenants: <b>Yes</b>	
<b>Utilities</b>				
City of Leander Services: <b>Department of Engineering, (512) 528-2700</b>		Water - Size of Nearest Line: <b>8 inches/20.3 cm</b> Pressure: <b>44 psi/303 kilopascals</b>		Sewer - Size of Nearest Line: <b>8 &amp; 12 inches/20.3 &amp; 30.5 cm</b>
Electric Service: <b>Pedernales Electric Cooperative (PEC)</b>	Phone: <b>(830) 868-6041</b>	Facs: <b>(512) 268-0328</b>		Email: <b><a href="mailto:Trista.fugate@peci.com">Trista.fugate@peci.com</a></b>
Natural Gas Service: <b>ATMOS Energy, (512) 310-3810</b>	Size of Nearest Line: <b>6 inch/15.2 cm Poly II</b>		Pressure: <b>Intermediate Pressure</b>	
Telecommunication Service: <b>AT&amp;T and/or SuddenLink</b>	Phone: <b>(512) 870-4430 and/or (979) 595-2424</b>	Facs: <b>(512) 870-4475 and/or (979) 595-2445</b>		Email: <b><a href="mailto:mm2741@att.com">mm2741@att.com</a> and/or <a href="mailto:Joe.Bethany@suddenlink.com">Joe.Bethany@suddenlink.com</a></b>
Solid Waste Disposal: <b>Clawson Disposal, Inc.</b>	Phone: <b>(512) 259-1709</b>	Facs: <b>(512) 746-5807</b>		Email: <b><a href="mailto:clawsondisp@earthlink.net">clawsondisp@earthlink.net</a></b>
<b>Sales Information</b>				
Contact: <b>Mr. Doug DeVine</b>	Phone: <b>(512) 657-0831</b>	Facs: <b>(512) 628-3319</b>	Email: <b><a href="mailto:doug@premasgroup.com">doug@premasgroup.com</a></b>	Web Site: <b><a href="http://www.premasgroup.com">www.premasgroup.com</a></b>
Sales Price: <b>\$3.00 per square foot</b>			Lease Price: <b>Not Applicable</b>	
Comments: <b>This beautifully flat-to-gently sloping, multifamily tract is well positioned in the heart of Leander. West of Hwy. 183, on the west side of Bagdad Road just outside the new Vista Ridge Subdivision. Nearby parks, schools and Retail centers are located within a three mile radius of this multifamily tract.</b>				